

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED FEB 28 1980

DATE ENTERED DEC 3 1980

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

Downtown Boulder Historic District

AND/OR COMMON

Downtown Boulder

2 LOCATION

STREET & NUMBER

00 19

— NOT FOR PUBLICATION

CITY, TOWN

Boulder

— VICINITY OF

CONGRESSIONAL DISTRICT

2

STATE

Colorado

CODE

08

COUNTY

Boulder

CODE

013

3 CLASSIFICATION

CATEGORY

☒ DISTRICT☐ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☐ PRIVATE☒ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☒ WORK IN PROGRESS

ACCESSIBLE

☐ YES: RESTRICTED☒ YES: UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☒ COMMERCIAL☒ EDUCATIONAL☒ ENTERTAINMENT☒ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☒ PARK☐ PRIVATE RESIDENCE☒ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER:**4 OWNER OF PROPERTY**

NAME

See Continuation Sheet

STREET & NUMBER

CITY, TOWN

STATE

— VICINITY OF

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Boulder County Courthouse

STREET & NUMBER

Pearl Street

CITY, TOWN

Boulder

STATE

Colorado

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Colorado Inventory of Historic Sites (07/04/0000/08)

DATE

Ongoing

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

Colorado Historical Society; 1300 Broadway

CITY, TOWN

Denver

STATE

Colorado 80203

7 DESCRIPTION

CONDITION

☒ EXCELLENT
☒ GOOD
☒ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☒ UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Downtown Boulder Historic District consists of 168 properties located in the heart of the city's oldest commercial area. Of this number there are 125 buildings that contribute to the historic and architectural integrity of the district, 21 more modern structures compatible with the older fabric, 10 intrusions which detract from the integrity, 4 empty lots on the site of recently demolished buildings, and 8 parking lots. When taken together, these buildings and open spaces still maintain the ambiance, feeling and associations of a late nineteenth/early twentieth century commercial area.

The boundaries of the district are well-defined. They can be readily seen on the maps that accompany the nomination, but in general, they include the area between 9th and 16th streets and between Walnut and Pine streets. These boundaries encompass virtually all the old commercial buildings remaining in Boulder plus a few public buildings, apartment houses, and dwellings. These last lie primarily within the transition zone into residential areas, but have been recently converted to commercial purposes, thus keeping within the conception of a commercial district. Outside the boundaries to the east, north, and west lie residential areas, most of whose structures are contemporary with the district; to the south lies a commercial area whose buildings are of relatively recent vintage and distinctly different in size, character, materials, and architecture.

The buildings within the district exhibit a variety of architectural styles reflecting the city's evolution and growth. Many structures are adorned with elaborate Queen Anne brickwork; others have Italianate, Romanesque, and Classical details which have sometimes been mixed and matched creating an eclectic style. Nonetheless, the buildings are almost exclusively brick in construction. The majority are one or two stories in height; some are three to five stories; the tallest, the Colorado Building, is an eight-story intrusion. A few structures have been sand-blasted; still others have been significantly altered at the street level, but most retain their original architectural details at upper levels, notably the fine cornicework. Of particular note is the Boulder Mall, created in 1976--1977 by closing Pearl Street to vehicular traffic from 11th to 15th streets.

The properties within the district have been divided into six categories: Relatively Unaltered Buildings Contributing to the Character of the District, Altered Buildings Contributing to the Character of the District, Modern Buildings Compatible with the Character of the District, Intrusions Detracting from the Integrity of the District, Empty Lots, and Parking Lots.

Relatively Unaltered Buildings Contributing to the Character of the District:

1. Store (959 Walnut): c. 1900, one story, painted brick, modified stepped false front.
2. Store (1031 Walnut): c. 1900, one story, painted brick, Queen Anne brickwork at cornice.
3. Hank Robert's (1033-35 Walnut): c. 1906, two stories, brick, metal cornice, facade covered with painted pressed tin in brick design.

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4. Tico's (1101-03) Walnut): c. 1920, 1½ stories, field stone construction with wooden trusses, red tile roof, renovated in 1969. Originally a garage, stucco and bricks added to create "adobe rural Mexican theme."
5. U.S. Post Office (15th & Walnut): 1910, architect-James Knox Taylor, Department of Treasury, two stories with exposed basement, cut stone and grey brick trimmed with terra cotta.
6. Red Cross (926 Pearl): c. 1890, one story, red brick, segmental arched windows, Queen Anne brickwork.
7. Store (928 Pearl): c. 1890, one story, red brick, Queen Anne brickwork at cornice.
8. House (929½ Pearl): c. 1925, two stories, painted brick, flat roof, rectangular in shape.
9. Armory (934 Pearl): 1898, architect-George Hyder, two stories, red brick and brownstone, gabled roof trusses spanning 50 feet, Romanesque detailing: semi-circular arches spring from short clustered columns, intricately carved capitals, rough hewn stone sills and lintels, parapet castellated wall.
10. Store - Gerard's Bakery (1108-14 Pearl): pre-1883, two stories, painted brick, double hung segmental arched windows with stone sills and cast lintels with key-stones, simple cornice.
11. Berlin's Drygoods, Boulder City Building (1136 Pearl): 1882, two stories, red brick, renovation retaining basic form and details: ornate lintels, massive pediment, cast iron crenellated cornice with brackets, dentils.
12. Boettcher Building (1144 Pearl): 1878, two stories, red brick, long narrow double hung windows, Federal style stone lintels, some decorative brickwork.
13. First National Bank Building (1206 Pearl): 1921, four stories, red brick, pilasters, architrave, frieze with raised floral decoration, cornice with dentil work.
14. Fonda's Drugstore-China Jones (1218 Pearl): 1895, two stories, Italianate influence, decorative Mesker Brothers cast-iron front, bracketed cornice, floral motif, pilasters.
15. The Pearl Building (1226 Pearl): c. 1900, two stories, tan brick, double-hung, semi-circular arched windows, outlined by brick coursing, two pediments at roof-line, decorative brickwork.

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16. National State Bank (1242 Pearl): 1899, architect-F. G. Eberly and George Hyder, two stories, originally buff colored Roman brick, changed to red brick (summer 1977), Romanesque and neo-Classical elements, columns, triumphal arches, detailed cornice work - cast iron.
17. Earl Building (1316-20 Pearl): 1905, architect - Thomas W. Crockett, three stories, tan brick facade, rectangular windows with transoms, Classical elements, Ionic columns, decorative swags between the capitals, metal cornice.
18. Store - The Flick (1326 Pearl): pre-1883, two stories, painted brick, segmental arched windows, awnings, decorative brickwork.
19. Store - Boulder Arts & Crafts Co-op (1328-30 Pearl): pre-1883, one story, red brick and wood facade.
20. Sullivan's - Hurdles (1406 Pearl): c. 1905, two stories, painted brick, jack-arched lintels with keystones, pediment, cornice with dentils removed.
21. Boulder Hardware (1408 Pearl): c. 1895, two stories, Italianate style, decorative cast-iron front with floral motif, bracketed cornice, pediment, pilasters.
22. Store - Pershbacher's (1420 Pearl): c. 1906, architect-Thomas W. Crockett, two stories, tan brick, cornice with dentils, broken brick pilasters, similar to Citizens National Bank (1426 Pearl).
23. Sternberg - Citizens National Bank Building (1426 Pearl): 1906, architect-Thomas W. Crockett, three stories, tan brick, columns added in 1917, decorative cornice, with brackets and dentil work, stone arches over third story windows with floral motif below.
24. Store - Cheap Antiques (1500 Pearl): c. 1895, two stories, painted brick, jack-arched lintels, stone sills, brick coursing, cast iron fleur-de-lis.
25. Store (1522 Pearl): c. 1900, one story, painted brick, Queen Anne brickwork.
26. House (927 Pearl): c. 1880, painted brick, one story, gabled roof, small front porch.
27. House (935 Pearl): c. 1880, 1½ stories, clapboard, gabled entrance, front porch, gabled roof.
28. House (941 Pearl): c. 1880, 1½ stories, painted brick, gabled roof, small front porch.

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29. Slims Garage (1001-13 Pearl): c. 1922, two stories, reddish-brown, wire cut brick, arched parapet wall with dentils, porthole windows, addition to east of original building made in 1978.
30. Petherbridge Building - Arnett Hotel (1029 Pearl): c. 1875, two stories, painted brick, double hung windows with decorative lintels, was a part of the Arnett Hotel (roof collapsed during snowstorm May 1978).
31. McDonald Building (1039 Pearl): pre-1883, two stories, remodeled in 1899, red brick, two large arches balanced on pilasters, laurel wreaths encircle date, cast-iron columns.
32. Saunder's Glass and Tom's Tavern (1043 and 1045 Pearl): pre-1883, two stories, red brick, segmental arched double hung windows, stone sills, brick lintels, pediment above corner entrance, bracketed cornice, cast iron pillars.
33. Buckingham Block (1101-11 Pearl): 1898, architect-Rice, two stories, red brick, sandstone trim, Colonial and Classical detailing, floral swags at cornice, pilasters flank windows on 2nd floor with semi-circular windows capping each one, leaded glass, corner building with corner piece reading "Buckingham Block".
34. Store - March Press (1115 Pearl): pre-1883, remodeled in late 1890s, two stories, red brick, sandstone, semi-circular arches of rough hewn and carved sandstone, stucco in arches, cornice and stucco decorated with floral relief and swags.
35. New York Deli and Bakery (1117-23 Pearl): pre-1883, two stories, red brick, double hung segmental arched windows with keystones, stone lintels, decorative brickwork at cornice.
36. Garbarino Building (1137-39 Pearl): c. 1906, two stories, tan brick, rectangular windows, "L. Garbarino" lettered under cornice, elaborate cornice with brackets, dentils and carvings.
37. Voegtle Building (1147 Pearl): 1911, two stories, tan brick, brick corbelling and dentils, corner building with "Voegtle 1911" lettered in pediment above entrance, brackets under stock metal cornice.
38. Mercantile Bank (1201 Pearl): 1912, three stories, beige and brown brick, beige metal cornice, limestone trim, bracketed eaves, paired round-arched windows, arched entrance, with pilasters and keystone, Italian Renaissance Revival style.

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39. Potter's (1207 Pearl): 1886, two stories, tan brick, stone sills, lintels removed, double hung windows, cornice with two brackets.
40. Roger's Block - Colorado Hotel (1219-23 Pearl): 1889, two stories, brick structure with sandstone facade, original bay windows replaced by modern natural wood bays, cornice decorated by floral swags.
41. Store - Krasno Creations (1225 Pearl): c. 1889, two stories, an extension or addition to 1219-23 Pearl, same sandstone facade and cornice.
42. Bradley & McClure, McClure & White, White & Davis Mercantile Companies (1227 Pearl): pre-1883, two stories, painted brick, elaborate cast-iron cornice with brackets and dentils, round arched, double-hung windows with decorative cast-iron lintels.
43. County Courthouse (1300 Pearl): 1933, architect-Glenn Huntington, five stories, sandstone, built on foundation of original courthouse (1882) which burned down in 1932, vertical lines, tower, little ornamentation, W.P.A. style architecture.
44. Store (1409 Pearl): pre-1883, two stories, painted brick, segmental arched double-hung windows, brick detailing, fire damage November 1978.
45. Ehrlich Building (1417-21 Pearl): 1906, architect-Thomas Crockett, two stories, beige brick, cornice with brackets, name plate with "Ehrlich" in raised letters, rough hewn stone sills and lintels.
46. Store - Hawthorne Appliances (1427 Pearl): c. 1886, two stories, red brick, double-hung, segmental arched windows with brick detailing, round edged bricks border windows.
47. Store - Army Surplus (1535 Pearl): 1905, two stories, brick, Italianate influence, cast-iron facade with scrolls, modified egg and dart pattern, elaborate floral motif between the windows.
48. Store - Fashion's Interiors (1537 Pearl): c. 1906, two stories, red brick, stone sills, Queen Anne brickwork at cornice.
49. Odd Fellows Building (I.O.O.F.) (1543 Pearl): 1899, three stories, red brick, Romanesque arched windows, carved sandstone trim, stringcoursing, cornice with dentils and floral festoon, stained glass and oculus windows on east side.
50. House (1002 Spruce): pre-1883, 1½ stories, stuccoed brick, round and segmental arched windows.

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51. House (1012-14 Spruce): c. 1906, two stories, red brick, porch with columns, decorative floral swag at cornice, stone sills and lintels, pediments, double house.
52. House (1018 Spruce): c. 1895, 1½ stories, red brick, Queen Anne brickwork, brackets at eaves, carved pillars on porch, painted pressed tin under eaves of gabled roof.
53. House (1026 Spruce): c. 1898, 1½ stories, red brick, porch with columns, painted pressed tin under eaves of gabled roof, segmental arched windows, curvilinear porch.
54. House (1034 Spruce): c. 1895, 1½ stories, painted brick, segmental arched windows, Tudor elements:- false half-timbering and steep roofs.
55. Terrace Apartments (1042-48 Spruce): c. 1906, two stories, red brick, Classical Revival elements, white wood porches and cornice, below parapet wall, bay windows, corner rounded and extended in a semi-circular projection on corner.
56. Store (1136-38 Spruce): c. 1900, two stories, painted brick, decorative brick corbelling and dentils similar to the style of the Willard Building (corner Spruce and Broadway).
57. City of Boulder Day Nursery (1518 Spruce): 1930, 1½ stories, red brick, Tudor elements.
58. House (1526 Spruce): c. 1895, 1½ stories, painted brick, carved pillars on porch, round and segmental arched windows, round edged bricks used at corners, broken pediment, hipped roof.
59. Butsch-Paddock House (1105 Spruce): 1894, two stories, painted brick, hipped roof with exposed fluted roof rafters at soffit, semi-circular stained-glass window, stone sills, lintels and stringcoursing.
60. Soule-Coates House (1123 Spruce): 1877, two stories, red brick, Georgian style, symmetrical design, hipped roof, pediment, cornice with dentils and brackets, decorative double chimneys, ornamental balustrade, double hung windows with pediments.
61. Physician's (PIC) Building (1345 Spruce): 1906, architect-Arthur E. Saunders, beige brick and limestone trim, Italian Renaissance Revival and Romanesque elements, round arched windows, hipped tile roof, pediments, columned entrance, stone sills, lintels and stringcoursing.

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62. First United Methodist Church (1401 Spruce): 1892, architect-A. M. Stuckert, two stories, sandstone, Romanesque style, rosette window, bell tower with arched windows and doorway, cone-shaped roof, modern addition on east.
63. Rachofsky-Faus House (1443 Spruce): 1885, two stories, red brick, Italianate style, segmental arched windows with projecting brick headers, hipped roof with deep eaves supported by coupled brackets, carved wood porch columns.
64. Doctor's Offices (2011 10th Street): c. 1900, one story, red brick, rectangular building, sandstone sills and lintels, columns projecting above flat roofline.
65. Doctor's Offices (2017-19 10th Street): c. 1906, two stories, red brick, rectangular building, sandstone sills and lintels, columns projecting above flat roofline.
66. House (2026 10th Street): c. 1885, one story, sandstone, gabled roof and wood trim.
67. House (2030 10th Street): c. 1906, two stories, red brick, flat roof, white columns on porch, wood cornice with brackets, and stone sills.
68. Warehouse - Walnut 11 Building (1911 11th Street): c. 1895, 2½ stories, red brick, segmental arched windows, brick corbelling and decoration at the cornice, renovated.
69. Store - And Sew On, Moon Sun Emporium (2017-25 Broadway): c. 1900, painted brick, one story, Queen Anne brickwork.
70. Willard Building (2045-53 Broadway): 1898, two stories, painted brick, sandstone veneer on first floor, corner building with onion spire topped cupola, round arched windows and Queen Anne brickwork.
71. Store (2050 Broadway): c. 1900, two stories, red brick, segmental arched windows, Queen Anne brickwork.
72. Elks Club (2049 13th Street): 1904, architect-Roeschlaub, tan brick, tile roof, Spanish influence.
73. Boulderado Hotel (2115 13th Street): 1907, architect-Redding and Son, five stories, red brick, interior sky-lighted courtyard based on design of the Palace Hotel in San Francisco. Gables suggest South Africa and corner pavilions, 15th century Florence, arched and rectangular windows.
74. James Building I (1916-20 13th Street): c. 1900, two stories, painted brick, segmental arched windows, Queen Anne brickwork at cornice.

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75. James Building II (1922 13th Street): c. 1900, two stories, painted brick, round arched projecting brick above second floor windows with Queen Anne brickwork (also at cornice).
76. Store (1922½ 13th Street): c. 1900, one story, red brick, small rectangular building with gabled roof.
77. House (2118-20 13th Street): c. 1905, 2½ stories, red brick, stone sills and lintels, oculus and bay windows, pediments, hipped roof with decorative brackets in eaves, duplex with each unit a mirror image of the other.
78. House - Restaurant (2129 13th Street): c. 1900, 2½ stories, red brick, hipped roof with decorative brackets in eaves, bay window, pediments, porch with columns, stone sills.
79. House (2133 13th Street): c. 1907, 2½ stories, duplex, red brick, white wood trim, porch, bay and dormer windows, hipped roof, stone sills, horizontal diamond panes in windows, connected by rounded archway to 1240 Pine.
80. Store (1932 14th Street): c. 1900, two stories, painted brick, cast-iron lintels, cornice with dentils.
81. Store (2024-26 14th Street): c. 1890, two stories, painted brick, segmental arched, double-hung windows, Queen Anne brickwork at cornice.
82. Boulder Theatre (2028-34 14th Street): 1936, architect-Robert Boller, two stories, brick structure, Art Deco style, front facade decorated with glass, stucco & terra cotta in elaborate colors, shape influenced by the lines of the courthouse.
83. Store - Living Interiors (2015 15th Street): c. , two stories, red brick, segmental arched windows, cast iron cornice, Queen Anne brickwork.
84. House (2025 16th Street): c. 1890, 1½ stories, red brick, semi-circular arched window with stone lintel, hipped tin roof with cast-iron balustrade, decorative shingles in gable, decorative brickwork, and segmental arched windows. Porch has been enclosed.
85. House (2031 16th Street): c. 1890, same as #84 with stone porch added.
86. House (2037 16th Street): c. 1890, same as #84 with wooden porch added.
87. House (2043 16th Street): c. 1895, same as #84.

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88. House (1240 Pine): c. 1903, 2½ stories, duplex, red brick, white wood trim, porch bay and dormer windows, hipped roof, stone sills, horizontal diamond panes in windows, each unit is a mirror image of the other.

Altered Buildings Contributing to the Character of the District:

89. J. J. McCabes (945-47 Walnut): c. 1900, one and two stories, stuccoed brick, gabled roof, stone lintels.
90. Store (949 Walnut): c. 1900, two stories, red brick, paired round arched windows, round arched display windows and entrance. Reconstructed facade.
91. Store (1007-11 Walnut): c. 1900, one story, stuccoed brick.
92. Movie Theatre (1109 Walnut): c. 1920, one story, modern movie facade.
93. Store (1123 Walnut): c. 1906, two stories, brick, display windows, aluminum facade.
94. Store (938-40 Pearl): c. 1900, one story, tan and red brick facade with no ornamentation.
95. Store (944 Pearl): c. 1900, one story, stuccoed brick.
96. Store (1102-06 Pearl): pre-1883, one story, brick structure stuccoed and painted, substantially remodeled.
97. Store (1116-18 Pearl): pre-1883, two stories, originally a frame structure, facade remodeled, red brick, blue glass.
98. Store - New Age Foods (1120-22 Pearl): c. 1905, 1½ stories, brick, contemporary metal facade.
99. Store (1124-26 Pearl): c. 1895, one story, stone structure, remodeled facade with clapboard.
100. Store (1214 Pearl): pre-1883, two stories, remodeled facade, natural wood and aluminum.
101. Store (1308 Pearl): c. 1886, one story, remodeled facade, clapboard, semi-circular arched windows.
102. Store (1312-14 Pearl): pre-1883, one story, remodeled facade, brick structure.

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103. Cowie-Moorhead Building (1334 Pearl): c. 1895, two stories, original elaborate facade stuccoed over, rectangular windows, eight small round arched windows on second floor uncovered in 1977.
104. Store (1412 Pearl): pre-1883, two stories, tan brick, remodeled.
105. Store (1416 Pearl): pre-1883, two stories, tan brick, remodeled facade, cornice with dentils.
106. Store (1430 Pearl): pre-1883, two stories, tan brick facade, brown brick decoration, remodeled.
107. Store (1434 Pearl): pre-1883, one story, remodeled facade, cast-iron pillars still visible.
108. Store (1532-36 Pearl): c. 1900, two stories, red brick, modern facade.
109. Carpenter Brotherhood of America (923 Pearl): c. 1906, one story, red brick, remodeled facade - sandstone and metal.
110. Store - Allen's (1015 Pearl): c. 1900, one story, red brick, remodeled.
111. Store (1125 Pearl): pre-1883, two stories, brick structure, remodeled with projection into the mall (1978).
112. Store (1129 Pearl): pre-1883, two stories, remodeled facade, red brick with semi-circular brick arch at roofline.
113. Store - Boulder Bookstore (1133 Pearl): c. 1900, two stories, remodeled, red brick, concrete trim, simple cornice, rectangular windows.
114. Store - Crowder's (1211-17 Pearl): c. 1883, two stories, the west part of the building was originally a part of Potter's next door; an aluminum front covers the facade of this building.
115. Brooks-Fauber (1235 Pearl): pre-1883, two stories, brick, remodeled, many original details removed, new details in different proportion to old, painted brick, windows shuttered, pediment and awnings.
116. Store (1237 Pearl): pre-1883, two stories, brick structure, remodeled facade.
117. Holstein-Brookfield Block - National State Bank (1243-47 Pearl): 1881, two stories, remodeled c. 1900; aluminum facade replaces historic facade.

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118. Drexell-Barrell (1425 Pearl): pre-1883, two stories, remodeled, rust colored brick facade with recessed entrance. No windows on south facade.
119. Midwest Business College (1441-47 Pearl): pre-1883, two stories, brick, new facade under construction.
120. Lashley-Persons (2027-35 Broadway): c. 1900, two stories, brick, modern facade, south facade still shows brick detailing of original structure.
121. Store (2041-43 Broadway): c. 1900, two stories, painted brick, stone sills and lintels, stringcoursing, cornice removed.
122. Double Eagle (2018 Broadway): c. 1900, one story, brick, altered facade.
123. Store (2040 Broadway): c. 1900, two stories, red brick, facade altered with stucco and brick arches.
124. Store (2017-37 13th Street): c. 1900-18, one story, red brick, aluminum facade.
125. Store (1928 14th Street): c. 1900, two stories, red brick, metal facade with brown shingles.

Modern Buildings Compatible with the Character of the District:

126. University Building (1305 Walnut): 1946, two stories, tan brick, stucco, black metal framed windows, flat roof.
127. Store - Bagel Bakery (950 Pearl): post-1931, one story, concrete block building, rehabilitated 1978.
128. Store (1024 Pearl): 1960, one story, red brick.
129. Daily Camera (1048 Pearl): 1960, two stories, red brick, flat roof.
130. National State Bank (1242 Pearl): 1977, new addition, two stories, modern design with large windows and concrete conglomerate.
131. Store (1344 Pearl): 1948, one story, stucco facade.
132. Store (1346 Pearl): 1948, one story, stucco facade.
133. Store (1531 Pearl): 1973, one story, grey brick.
134. Store (1126-30 Spruce): c. 1954, two stories, red brick, large windows.

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135. Store (1250 Spruce): c. 1960, one story, frame.
136. House (1432-34 Spruce): c. 1950, double house, one story, red brick, two porches, low roof, ranch style.
137. House (1113 Spruce): 1938, one story, stone, entrance with columned portico.
138. Everett-Zeigel and Gage Davis (1215 Spruce): c. 1935, one story, brown and painted brick, arched entrance, three story addition at rear.
139. Store (1217-21 Spruce): c. 1922, one story, red brick, pilasters.
140. Business (1227 Spruce): 1955, two stories, tan brick and concrete structure.
141. Blue Mountain Arts (1319 Spruce): 1935, two stories, tan brick, molded concrete above entrance.
142. Store (1901 Broadway): c. 1935, one story, red brick, remodeled 1978.
143. University Building (1906 13th Street): see #127.
144. New Orleans Building (2010 14th Street): 1971, two stories, red brick, pseudo-New Orleans style, balcony, cast-iron ornamentation.
145. American Title Company (2040 14th Street): 1966, two stories, sandstone.
146. Fairchild's Furniture (1965 15th Street): c. 1965, one story, red brick.

Intrusions Detracting From the Integrity of the District:

147. Conoco Gas Station (1401 Walnut): 1950, typical gas station.
148. Homestead Building (1302 Pearl): 1968, two stories, white modern structure, conglomerate.
149. Garage (1505 Pearl): c. 1971, one story, grey brick, parking area in front.
150. Court Square Building (1301 Spruce): 1969, two stories, brown concrete block, balcony, unusual roof.
151. Worthington & Associates (1309 Spruce): 1955, two stories, brown concrete block, setback different.
152. Transamerica Title Company (1317 Spruce): 1940, two stories, aluminum, glass, colored stone facade, remodeled 1960.

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- 153. Business (1327 Spruce): c. 1965, sandstone, large setback.
- 154. Capitol Federal Savings and Loan (1913-21 Broadway): 1966, 1½ stories, sandstone and wood.
- 155. Globe Industrial Bank (2124 Broadway): c. 1965, tan brick, two stories, parking lot on Spruce.
- 156. Colorado Building (1919 14th Street): 1958, eight stories, red brick.

Empty Lots:

- 157. 1025-27 Pearl
- 158. 1401-07 Pearl
- 159. 1431-35 Pearl
- 160. 1909 Broadway

Parking Lots:

- 161. 1013-29 Walnut
- 162. 1135 Walnut
- 163. 1201-47 Walnut
- 164. 1504-20 Pearl
- 165. 1540-50 Pearl
- 166. 1100-24 Spruce
- 167. 1125-49 Spruce
- 168. 2026-36 Broadway

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Heritage Conservation and Recreation Service**

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BOUNDARY JUSTIFICATION, ADDENDUM

As amended, the Downtown Boulder Historic District consists of 143 properties: 116 original or altered contributing buildings, 14 more modern non-contributing structures, 3 intrusions, 4 empty lots on the site of recently demolished buildings and 6 parking lots.

The new boundaries are specifically set in the verbal boundary description and on the maps accompanying this proposal. In general, they center about Pearl Street encompassing the area between 9th and 16th Streets and include parts of Walnut and Spruce Streets.

The boundary lines as they now exist are strongly demarcated to include only those areas which suggest the integrity of the historic commercial district. The boundary adjustment eliminated several of the more modern and intrusive elements which detracted from the integrity of the commercial district. The area north of Spruce, consisting primarily of residential and more modern commercial structures, was completely eliminated with the exception of the highly significant Boulder Landmark, the Boulderado Hotel. Parts of Walnut Street were also excluded where more modern or intrusive elements existed. The two-block area south of Broadway on Walnut Street consists primarily of one and two story brick buildings built within the period of the downtown district's evolution and clearly contribute to the integrity of the district in terms of height, scale, materials, character, and architecture.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES	1858 - present	BUILDER/ARCHITECT	many
----------------	----------------	-------------------	------

STATEMENT OF SIGNIFICANCE

The Downtown Boulder Historic District is significant because of its association with the evolution and development of business and commerce in the city which has long served as the economic center of the Boulder Valley and surrounding communities. The district is also significant for its architectural features which manifest the salient characteristics of late nineteenth/early twentieth century commercial design.

Boulder came into existence in the late 1850s primarily as a supply center for the mining communities that rose in the mountains to the west in the course of the Pike's Peak Gold Rush. It was in October 1858 that the first settlers, goldseekers all, camped at Red Rocks just west of the present city. A few months later, one of these argonauts, A. A. Brookfield, helped organize and became the first president of the Boulder City Town Company, which sold lots on the site of the present community. By the end of the year about seventy cabins had been built along Pearl Street, now in the heart of the downtown commercial area. These structures served both commercial and residential purposes, but as time passed, all these buildings were razed or moved to make way for the construction of more substantial commercial buildings, many of which now contribute to the historic district.

The evolution of the commercial area reflects the changing economic basis of the community. Through the early years mining played an important role as Boulder served as a supply and staging center for development in the foothills and mountains to the west. Hardware and mining supply stores, transportation facilities, rooming and boarding houses, banks, gambling and drinking establishments all drew much of their prosperity from the industry even though the mines in the county never enjoyed the high levels of production enjoyed by mines in other areas. Later, as mining declined, agricultural development on the high plains to the east prompted the construction of grain mills in the city. Yet, it was the founding in 1876 and continued growth of the University of Colorado that contributed much to the steady development of the commercial area. As the University lay only about a half mile south of downtown, its expansion promoted the conversion of many meat, grocery, hardware, and drygoods stores into clothing, shoe, and other shops that served students and faculty. In recent times, however, the location of several government agencies, new small industry, and a plant of the giant International Business Machines Corporation spurred the rise of other major business outlets which drew business away from the downtown area. Responding to this change in hope of preserving a viable downtown area, in 1976--1977 the city converted Pearl Street from 11th to 15th streets into the Boulder Mall. At least in the short run this has tended to revitalize the old commercial district, but has also prompted the conversion of many older buildings into specialty shops, restaurants, and entertainment emporiums.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

UTM NOT VERIFIED

10 GEOGRAPHICAL DATA

ACREAGE NOT VERIFIED

ACREAGE OF NOMINATED PROPERTY 48

QUADRANGLE NAME Boulder

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 1 3 4 7 6 5 5 0 4 4 2 9 9 0 0

B 1 3 4 7 6 6 3 0 4 4 2 9 5 7 0

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C 1 3 4 7 5 9 0 0 4 4 2 9 3 7 0

D 1 3 4 7 5 8 1 5 4 4 2 9 7 1 0

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

See the maps that accompany the nomination.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE CODE COUNTY CODE

STATE CODE COUNTY CODE

11 FORM PREPARED BY

NAME / TITLE

Susan B. Baldwin / Research Assistant

ORGANIZATION

Historic Boulder

DATE

December 1978

STREET & NUMBER

1733 Canyon

TELEPHONE

(303) 444-5192

CITY OR TOWN

Boulder

STATE

Colorado

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL ☒

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

William C. Townsend Feb. 21, 1980

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

ATTEST:

KEEPER OF THE NATIONAL REGISTER

CHIEF OF REGISTRATION

DATE

12/3/78

DATE

12/3/80

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Despite a century of gradual economic change, the district has largely maintained its architectural integrity and thus preserves the feeling of a late nineteenth/early twentieth century commercial area. The Queen Anne, Italianate, Romanesque, and Classical elements characteristic of the design of these times can be seen throughout. The attractive cornice work, voussoirs, narrow fenestration, and interesting corbelling are all reminiscent of a former time, and with the brick construction of so many one--three story attached buildings, they offer a rhythm and scale that carries one back into times past.

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Boulder City and County Business Directories, 1892 - present.

Boulder County Tax Assessor's Office.

Newspaper files and microfilm:

Boulder County News
Boulder County Herald
Boulder Daily Camera

Paddock Photographic Collection.

Replier, F. O. As A Town Grows. School District #3 Boulder County, 1959.

Sanborn Insurance Maps, 1883-1931.

Schoolland, J. B. Boulder Then and Now. Boulder: Johnson Publishing Co., 1967.

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Heritage Conservation and Recreation Service****National Register of Historic Places
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Continuation sheet

Geographical Data

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Page 2

Boundary Description:

Beginning at the alley on the east side of 9th Street between Pearl and Spruce Streets, running east along the south side of the alley to 10th Street, then north along the east side of 10th Street to the intersection of 10th Street and Spruce, then east along the south side of Spruce Street to the southwest corner of building 73 (2115 13th Street) to include the property lines of the Boulderado Hotel, then continuing east along the south side of Spruce Street to the intersection of Spruce and 16th Streets, then south to the alley on the west side of 16th between Pearl and Walnut Streets, then west along the north side of the alley to the northeast corner of building 5 (15th & Walnut Sts.) to include the property lines of the Post Office building, then continuing along the north side of the alley to the corner of building 76 to include the property lines of buildings 74, 75 and 76 (1916-20 13th Street, 1922 13th Street, 1922½ 13th Street), then continuing west along the north side of the alley to Broadway, then south to the intersection of Broadway and Walnut Streets, then west along the north side of Walnut to the southwest corner of building 89 (945-47 Walnut), then north to the alley between 9th and 11th Streets and between Pearl and Walnut Streets, running along the north side of the alley to 9th Street, then north along the east side of 9th Street to the place of beginning.

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1. 959 Walnut
Nine-Fifty-Nine Company
Post Office Box 2077
Boulder, Colorado 80306
2. 1031 Walnut
Helen F. Walters
1800 Folsom
Boulder, Colorado 80302
3. 1033-35 Walnut
Hank Roberts Inc.
1033 Walnut
Boulder, Colorado 80302
4. 1101-03 Walnut
Clyde G. Canino
2011 South Bannock Street
Denver, Colorado 80223
5. 15th & Walnut
U. S. Government Post Office
15th & Walnut
Boulder, Colorado 80302
6. 926 Pearl Street
Boulder Chapter American Red Cross
926 Pearl
Boulder, Colorado 80302
7. 928 Pearl
Raymond B. Johnson, Trustee
Ada M. Johnson, Trustee
1700 Sunset Boulevard
Boulder, Colorado 80302
8. 929½ Pearl
Robert T. Shonkwiler
2011 Tenth Street
Boulder, Colorado 80302
9. 934 Pearl
Armory
c/o Wise-McIntire
Post Office Box 2387
Boulder, Colorado 80306
10. 1108-14 Pearl
Gerald & Judy Scofield
4953 Clubhouse Court
Boulder, Colorado 80301

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11. 1136 Pearl Boulder City Building Investments
c/o Wise-McIntire
Post Office Box 2387
Boulder, Colorado 80306
12. 1144 Pearl Key Investments
Post Office Box 2387
Boulder, Colorado 80306
13. 1206 Pearl Broadway Building
c/o D. K. Schwartz
Post Office Box 1483
Boulder, Colorado 80306
14. 1218 Pearl William & Carole F. Cassio
1218 Pearl
Boulder, Colorado 80302
15. 1226 Pearl National State Bank
1242 Pearl
Boulder, Colorado 80302
16. 1242 Pearl National State Bank
Katherine Wolverton Snider
Nanette S. Timbel, Trustee
1242 Pearl Street
Boulder, Colorado 80302
17. 1316-20 Pearl J. B. & Emma Cartwright
Post Office Box 492
Boulder, Colorado 80306
18. 1326 Pearl Consuelo D. Easton
2325 Forest Avenue
Boulder, Colorado 80302

Adria E. Colver
425 South Phelan Way
Holyoke, Colorado 80734
19. 1328-30 Pearl Consuelo D. Easton
2325 Forest Avenue
Boulder, Colorado 80302

(cont.)

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- (cont.)
- | | |
|----------------|---|
| | Adria E. Colver
425 Forest Avenue
Boulder, Colorado 80302 |
| 20. 1406 Pearl | Norma A. Gentry
Gloria M. Parker
c/o Guy M. Tanner
Spruce Realty
1233 Spruce
Boulder, Colorado 80302 |
| 21. 1408 Pearl | Fisher W. Culberson
1450 Balsam
Boulder, Colorado 80302 |
| 22. 1420 Pearl | Roger Perschbacher
1420 Pearl
Boulder, Colorado 80302 |
| 23. 1426 Pearl | Duane Burnett & Burton Block
1900 Folsom, Suite 212
Boulder, Colorado 80302 |
| 24. 1500 Pearl | Mountain States Telephone Company
930 15th Street
Boulder, Colorado 80302 |
| 25. 1522 Pearl | Mountain States Telephone Company
930 15th Street
Boulder, Colorado 80302 |
| 26. 927 Pearl | Robert T. Shonkwiler
2011 Tenth Street
Boulder, Colorado 80302 |
| 27. 935 Pearl | Robert T. Shonkwiler
2011 Tenth Street
Boulder, Colorado 80302 |
| 28. 941 Pearl | Robert T. Shonkwiler
2011 Tenth Street
Boulder, Colorado 80302 |

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- | | |
|-------------------|---|
| 29. 1001-13 Pearl | Centro Partnership
1112 Pearl
Boulder, Colorado 80302 |
| 30. 1029 Pearl | Robert White
Frank Day
608 Pearl
Boulder, Colorado 80302 |
| 31. 1039 Pearl | James Tye
1900 Mariposa
Boulder, Colorado 80302 |
| 32. 1043-45 Pearl | Gerald & Hazel Snyder
1043 Pearl
Boulder, Colorado 80302

Thomas Eldridge
1045 Pearl
Boulder, Colorado 80302 |
| 33. 1101-11 Pearl | Richard A. Blumenheim
Post Office Box 2077
Boulder, Colorado 80306 |
| 34. 1115 Pearl | Richard A. Blumenheim
Post Office Box 2077
Boulder, Colorado 80306 |
| 35. 1117-23 Pearl | Richard A. Blumenheim
Post Office Box 2077
Boulder, Colorado 80306 |
| 36. 1137-39 Pearl | Gary C. & Kathleen A. Blackwelder
1139 Pearl
Boulder, Colorado 80302 |
| 37. 1147 Pearl | Michael & Marian Reardon
Bernard & Joanne O'Kane
c/o Reinert Building
6650 West 10th Place
Lakewood, Colorado 80214 |

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38. 1201-03 Pearl Aldora, Inc.
3290 Forest
Denver, Colorado 80201
39. 1207 Pearl Robert V. Potter
Gordon Rowley
1207 Pearl
Boulder, Colorado 80302
40. 1219-23 Pearl Bofirnat Company
Post Office Box 59
Boulder, Colorado 80306
41. 1225 Pearl A. J. Critz
c/o Virginia A. Fledderjohn
1480 Byrd
Berwyn, Pennsylvania 19312
42. 1227 Pearl Henrietta C. Simon
4800 Hale Parkway #512
Denver, Colorado 80220
43. 1300 Pearl County of Boulder
Box 471
Boulder, Colorado 80302
Attn: Jerry Miller
44. 1409 Pearl Frederick S. Kahn et al
1401 Pearl
Boulder, Colorado 80302
45. 1417-21 Pearl Robert Brown et al
c/o Frederick Kahn
1401 Pearl
Boulder, Colorado 80302
46. 1427 Pearl Richard & Bonnie Hawthorne
1360 West 6th Avenue
Broomfield, Colorado 80020
47. 1535 Pearl Marvin & Genevieve Crawford
3930 North Broadway
Boulder, Colorado 80302

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- | | |
|-----------------------|---|
| 48. 1537 Pearl | Diploma City
586 Mohawk
Boulder, Colorado 80303 |
| 49. 1543 Pearl | I.O.O.F. No. 9
c/o E. L. Ward
410 South Autrey
Lafayette, Colorado 80026 |
| 50. 1002 Spruce | R. Q. & Helen Whaley
3635 Aspen Court
Boulder, Colorado 80302 |
| 51. 1012-14 Spruce | Oscar & Ethel W. Meyers
Salina Star Route
Boulder, Colorado 80302 |
| 52. 1018 Spruce | Ada Jones
924 Portland
Boulder, Colorado 80302 |
| 53. 1026 Spruce | John O. Coleman
1026 Spruce
Boulder, Colorado 80302 |
| 54. 1034 Spruce | Ann Chandler
1885 Kohler Drive
Boulder, Colorado 80303 |
| 55. 1042-48 Spruce | John A. Beall, et al
Post Office Box 2113
Boulder, Colorado 80306 |
| 56. 1136-38 Spruce | Willard Building
c/o Wise-McIntire
Post Office Box 2387
Boulder, Colorado 80306 |
| 57. 1518 Spruce | City of Boulder Day Nursery
Municipal Building
Boulder, Colorado 80302 |

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- | | |
|-------------------------|--|
| 58. 1526 Spruce | Glenn A. & Jo C. Vigil
R. C. & D. L. Farentinos
1840 Folsom
Boulder, Colorado 80302 |
| 59. 1105 Spruce | 1105 Investments
1105 Spruce Street
Boulder, Colorado 80302 |
| 60. 1123 Spruce | Warren & Gerda Rovetch
570 Highland
Boulder, Colorado 80302 |
| 61. 1345 Spruce | Vajradhatu
1345 Spruce
Boulder, Colorado 80302 |
| 62. 1401 Spruce | First United Methodist Church
1401 Spruce
Boulder, Colorado 80302 |
| 63. 1443 Spruce | First United Methodist Church
1401 Spruce
Boulder, Colorado 80302 |
| 64. 2011 10th Street | Robert T. Shonkwiler
2011 Tenth Street
Boulder, Colorado 80302 |
| 65. 2017-19 10th Street | Robert T. Shonkwiler
2011 Tenth Street
Boulder, Colorado 80302 |
| 66. 2026 10th Street | James R. & Loretta A. Shepard
3695 North 26th Street
Boulder, Colorado 80302 |
| 67. 2030 10th Street | Allen Walters
1327 Spruce
Boulder, Colorado 80302 |

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- | | |
|-------------------------|---|
| 68. 1911 11th Street | Walnut 11 Partnership
c/o John A. Thacker & Associates
2977 Peak Avenue
Boulder, Colorado 80301 |
| 69. 2015-25 Broadway | Michael & Marian Reardon
Bernard & Joanne O'Kane
c/o Reinert Building
6650 West 10th Place
Lakewood, Colorado 80214 |
| 70. 2045-53 Broadway | Willard Building
c/o Wise-McIntire
Post Office Box 2387
Boulder, Colorado 80306 |
| 71. 2050 Broadway | J. B. Telleen
Oliver I. Taylor
J. Barry Telleen
4925 Twin Lakes Way
Boulder, Colorado 80301 |
| 72. 2049 13th Street | County of Boulder
Courthouse Annex
Post Office Box 471
Boulder, Colorado 80306
Attn: Jerry Miller |
| 73. 2115 13th Street | Boulderado Landmark LTD
Post Office Box 319
Boulder, Colorado 80306 |
| 74. 1916-20 13th Street | The James Partnership
1920 13th Street
Boulder, Colorado 80302 |
| 75. 1922 13th Street | The James Partnership
1920 13th Street
Boulder, Colorado 80302 |
| 76. 1922½ 13th Street | The James Partnership
1920 13th Street
Boulder, Colorado 80302 |

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- | | | |
|-----|---------------------|--|
| 77. | 2118-20 13th Street | George & Etta Jo Vranesh
2205 Emerald Road
Boulder, Colorado 80302 |
| 78. | 2129 13th Street | Geoffrey W. Simpson Associates
1906 13th Street, Suite 203
Boulder, Colorado 80302 |
| 79. | 2133 13th Street | Geoffrey W. Simpson Associates
1906 13th Street, Suite 203
Boulder, Colorado 80302 |
| 80. | 1932 14th Street | Eugene & Geraldine Thomas
1932 14th Street
Boulder, Colorado 80302 |
| 81. | 2024-26 14th Street | Mann Theatres Corporation
Post Office Box 60909
Los Angeles, California 90060 |
| 82. | 2028-34 14th Street | Mann Theatres Corporation
Post Office Box 60909
Los Angeles, California 90060 |
| 83. | 2015 15th Street | Edward Gruidel, et al
1117 Pearl Street
Boulder, Colorado 80302 |
| 84. | 2025 16th Street | Alice M. Wilson Browning
2480 Panorama Avenue
Boulder, Colorado 80302 |
| 85. | 2031 16th Street | William A. & Salome Kite, Jr.
2031 16th Street
Boulder, Colorado 80302 |
| 86. | 2037 16th Street | Dale C. Whittaker
345 Eagle Court
Longmont, Colorado 80501 |
| 87. | 2043 16th Street | Louise Bader
2043 16th Street
Boulder, Colorado 80302 |

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- | | |
|--------------------|--|
| 88. 1240 Pine | Geoffrey W. Simpson Associates
1906 13th Street, Suite 203
Boulder, Colorado 80302 |
| 89. 945-47 Walnut | Frank B. Day, et al
6570 Old Stage Road
Boulder, Colorado 80302 |
| 90. 949 Walnut | Thomas & Betty Eldridge
1966 13th Street
Boulder, Colorado 80302 |
| 91. 1007-11 Walnut | M. W. Reynolds & Company
1410 East Cornell Avenue
Englewood, Colorado 80110 |
| 92. 1109 Walnut | J. C. & Grace Ardourel
1725 Sunset Boulevard
Boulder, Colorado 80302 |
| 93. 1123 Walnut | City Plumbing & Heating
c/o Ben Bernzen
4695 Baseline Road
Boulder, Colorado 80303 |
| 94. 938-40 Pearl | Guy Morris
c/o Tom Kahn
Walnut Realty
1911 11th Street, #204
Boulder, Colorado 80302 |
| 95. 944 Pearl | Frank B. Day
Robert H. White
608 Pearl
Boulder, Colorado 80302 |
| 96. 1102-06 Pearl | Frank B. Day
6570 Old Stage Road
Boulder, Colorado 80302 |
| 97. 1116-18 Pearl | Gerald & Judy Scofield
4953 Clubhouse Court
Boulder, Colorado 80301 |

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- | | | |
|------|---------------|--|
| 98. | 1120-22 Pearl | Rudolph & Hanna Kroeger
7075 Valmont Road
Boulder, Colorado 80302 |
| 99. | 1124-26 Pearl | Donald & Viola Nolan
3785 Longwood Avenue
Boulder, Colorado 80303 |
| 100. | 1214 Pearl | Milton & Caroline Bergheim
2227 Canyon Boulevard, #251
Boulder, Colorado 80302 |
| 101. | 1308 Pearl | Frederick W. Shelton
3811 Silver Plume Creek
Boulder, Colorado 80303 |
| 102. | 1312-14 Pearl | James A. Diez
c/o Consuelo Easton
2325 Forest Avenue
Boulder, Colorado 80302 |
| 103. | 1334 Pearl | Stephen P. & Susan Schutz
c/o Blue Mountain Arts; 1319 Spruce Street
Boulder, Colorado 80302 |
| 104. | 1412 Pearl | To Yau San Pun & Pun May Fong
217 North Kings Highway
Cape Girardeau, Missouri 63701 |
| 105. | 1416 Pearl | To Yau San Pun & Pun May Fong
217 North Kings Highway
Cape Girardeau, Missouri 63701 |
| 106. | 1430 Pearl | Larry J. Taylor
5858 Woodbourne Hollow
Boulder, Colorado 80302 |
| 107. | 1434 Pearl | First Church of Christ Scientist
1434 Pearl
Boulder, Colorado 80302 |
| 108. | 1532-36 Pearl | Mountain States Telephone Company
930 15th Street
Boulder, Colorado 80302 |

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- | | | |
|------|---------------|---|
| 109. | 923 Pearl | Carpenter Brotherhood of America
923 Pearl
Boulder, Colorado 80302 |
| 110. | 1015 Pearl | Ann R. Beck
775 16th Street
Boulder, Colorado 80302 |
| 111. | 1125 Pearl | Costas E. Skodras, et al
4370 Butler Circle
Boulder, Colorado 80303 |
| 112. | 1129 Pearl | Bo/Cal Investments
12840 Riverside Drive
Studio City, California 91607 |
| 113. | 1133 Pearl | David & Stevie Ann Bolduc
1133 Pearl
Boulder, Colorado 80302 |
| 114. | 1211-17 Pearl | A. W. & Loray B. Wittingham
1215 Pearl
Boulder, Colorado 80302 |
| 115. | 1235 Pearl | Ella S. Brooks
c/o Thomas I. Rogers
1235 Pearl
Boulder, Colorado 80302 |
| 116. | 1237 Pearl | Thomas I. Rogers
1235 Pearl
Boulder, Colorado 80302 |
| 117. | 1243-47 Pearl | First Savings & Loan Shares Inc.
2420 West 26th Avenue
Denver, Colorado 80211 |
| 118. | 1425 Pearl | Frank Drexell
Mary Barrell
1425 Pearl
Boulder, Colorado 80302 |
| 119. | 1441-47 Pearl | Edward Gruidel, et al
1117 Pearl
Boulder, Colorado 80302 |

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- | | | |
|------|---------------------|---|
| 120. | 2027-35 Broadway | Broadway Investors Group
1877 Broadway, #406
Boulder, Colorado 80302 |
| 121. | 2041-43 Broadway | Sturco, Inc.
1850 Folsom Street, #305
Boulder, Colorado 80302 |
| 122. | 2018 Broadway | Aldora, Inc.
3290 Forrest
Denver, Colorado 80201 |
| 123. | 2040 Broadway | J. B. Telleen
Oliver I. Taylor
J. Barry Telleen
4925 Twin Lakes Way
Boulder, Colorado 80301 |
| 124. | 2017-37 13th Street | Joseph H. Poynter
Alan C. Stormo
3133 Wonderland Hill
Boulder, Colorado 80302 |
| 125. | 1928 14th Street | Ernest C. & Frances M. Wille, Jr.
Hotel Boulderado
Box 319
Boulder, Colorado 80302 |
| 126. | 1305 Walnut | Clayton Bell, et al
1305 Walnut
Boulder, Colorado 80302 |
| 127. | 950 Pearl | Frank B. Day
Robert H. White
608 Pearl
Boulder, Colorado 80302 |
| 128. | 1024 Pearl | Boulder Publishing, Inc.
Post Office Box 591
Boulder, Colorado 80306 |
| 129. | 1048 Pearl | Boulder Publishing, Inc.
Post Office Box 591
Boulder, Colorado 80306 |

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- | | | |
|------|----------------|---|
| 130. | 1242 Pearl | National State Bank
Katherine Wolverton Snider
Nanette S. Timbel, Trustee
1242 Pearl Street
Boulder, Colorado 80302 |
| 131. | 1344 Pearl | M. J. Pellillo
2555 University Heights
Boulder, Colorado 80302 |
| 132. | 1346 Pearl | M. J. Pellillo
2555 University Heights
Boulder, Colorado 80302 |
| 133. | 1531 Pearl | John P. & Vickie L. George
1545 Pearl
Boulder, Colorado 80302 |
| 134. | 1126-30 Spruce | Willard Building
c/o Wise-McIntire
Post Office Box 2387
Boulder, Colorado 80306 |
| 135. | 1250 Spruce | J. B. Telleen
Oliver I. Taylor
J. Barry Telleen
4925 Twin Lakes Way
Boulder, Colorado 80301 |
| 136. | 1432-34 Spruce | Parco, Inc.
Post Office Box 1090
Boulder, Colorado 80306 |
| 137. | 1113 Spruce | William & Rita Corn
Post Office Box 4614
Boulder, Colorado 80306 |
| 138. | 1215 Spruce | 1209 Partnership
1215 Spruce
Boulder, Colorado 80302 |
| 139. | 1217-21 Spruce | John & Lois Graves
1818 Walnut
Boulder, Colorado 80302 |

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140. 1227 Spruce
Town Building Company
c/o James Burger
Post Office Box 53
Boulder, Colorado 80306
141. 1319 Spruce
Stephen A. & Susan P. Schutz
1319 Spruce
Boulder, Colorado 80302
142. 1901 Broadway
Phillip & Doris Daniels, Trustees
717 Cherry Street
Denver, Colorado 80222
143. 1906 13th Street
The Cadot Company
1935 Table Mesa Drive
Boulder, Colorado 80303
144. 2010 14th Street
Gregory E. Martin et al
Mall East Company
2017 13th Street
Boulder, Colorado 80302
145. 2040 14th Street
James G. Martin
1345 Mariposa
Boulder, Colorado 80302
146. 1965 15th Street
William A. Fairchild et al
Post Office Box 858
Boulder, Colorado 80306
147. 1401 Walnut
Jamison Oil Company, Inc.
4577 Tanglewood Trail
Boulder, Colorado 80301
148. 1302 Pearl
David S. Meyer III
Post Office Box 1345
Boulder, Colorado 80306
149. 1505 Pearl
Reed Company
c/o W. K. Reed
6700 East Thomas Road
Scottsdale, Arizona 85251

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- | | | |
|------|------------------|---|
| 150. | 1301 Spruce | Al-Salem Faisal
1301 Spruce
Boulder, Colorado 80302 |
| 151. | 1309 Spruce | M. W. & Bernice Blacker
350 Hemlock Way
Broomfield, Colorado 80020 |
| 152. | 1317 Spruce | Hickman Company
66 Grove Lane
Novato, California 94947 |
| 153. | 1327 Spruce | Robert T. Shonkwiler
2011 Tenth Street
Boulder, Colorado 80302 |
| 154. | 1913-21 Broadway | Capitol Federal Savings and Loan Association
1913 Broadway
Boulder, Colorado 80302 |
| 155. | 2124 Broadway | Wave P. Stoffle
986 Arapahoe
Boulder, Colorado 80302 |
| 156. | 1919 14th Street | Colorado Building Group
1919 14th Street, Suite 712
Boulder, Colorado 80302 |
| 157. | 1025-27 Pearl | Robert White
Frank Day
608 Pearl
Boulder, Colorado 80302 |
| 158. | 1401-07 Pearl | Frederick S. Kahn et al
1401 Pearl
Boulder, Colorado 80302 |
| 159. | 1431-35 Pearl | Fourth of December Partnership
c/o Dietz & Davis
1966 13th Street, Suite 255
Boulder, Colorado 80302 |

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|------|------------------------------|--|
| 160. | 1909 Broadway | J. Paul Heffron
C. Gary Klein
Post Office Box 1345
Boulder, Colorado 80306 |
| 161. | 1013-29 Walnut (Parking Lot) | Boulder Publishing Company
Post Office Box 591
Boulder, Colorado 80306 |
| 162. | 1135 Walnut (Parking Lot) | Capitol Federal Savings & Loan Association
1913 Broadway
Boulder, Colorado 80302 |
| 163. | 1201-47 Walnut (Parking Lot) | National State Bank
1242 Pearl
Boulder, Colorado 80302 |
| 164. | 1504-20 Pearl (Parking Lot) | Mountain States Telephone Company
930 15th Street
Boulder, Colorado 80302 |
| 165. | 1540-50 Pearl (Parking Lot) | Mountain States Telephone Company
930 15th Street
Boulder, Colorado 80302 |
| 166. | 1100-24 Spruce (Parking Lot) | City of Boulder
Municipal Building
Boulder, Colorado 80302 |
| 167. | 1125-49 Spruce (Parking Lot) | City of Boulder
Municipal Building
Boulder, Colorado 80302 |
| 168. | 2026-36 Broadway | Leonard D. Tripp et al
4925 Twin Lakes Way
Boulder, Colorado 80301 |